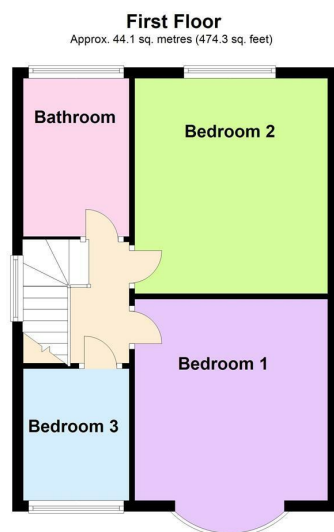
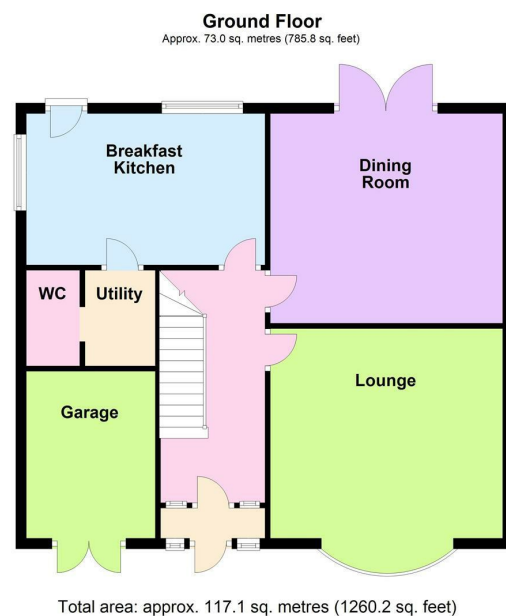


FLOOR PLAN

DIMENSIONS

- Porch**
1'09 x 5'11 (0.53m x 1.80m)
- Entrance Hall**
- Lounge**
14'03 x 11'06 (4.34m x 3.51m)
- Dining Room**
12'11 x 11'06 (3.94m x 3.51m)
- Breakfast Kitchen**
9'02 x 14'09 (2.79m x 4.50m)
- Utility**
5'08 x 4'03 (1.73m x 1.30m)
- Downstairs Cloakroom**
5'08 x 2'11 (1.73m x 0.89m)
- Landing**
- Bedroom One**
13'03 x 11'06 (4.04m x 3.51m)
- Bedroom Two**
13' x 11'06 (3.96m x 3.51m)
- Bedroom Three**
7'05 x 6'05 (2.26m x 1.96m)
- Family Bathroom**
9'06 x 6'05 (2.90m x 1.96m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

163 Mere Road, Wigston, LE18 3RN

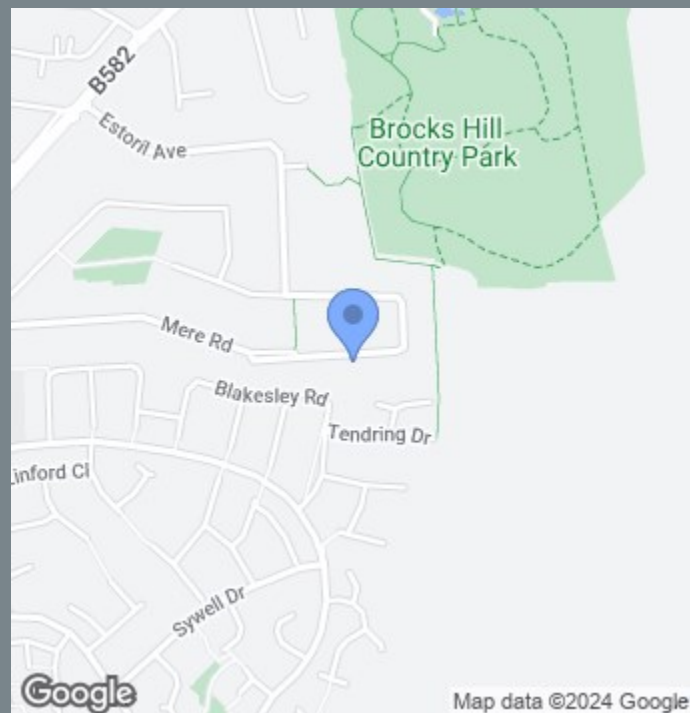
Offers In Excess Of £325,000

OVERVIEW

- Stunning Family Home
- Highly Desired Location
- Porch & Entrance Hall
- Lounge & Dining Room
- Breakfast Kitchen
- Utility & Downstairs WC
- Three Bedrooms & Bathroom
- Driveway, Garage & Beautiful Garden
- EER Rating - tbc, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Nestled within the desirable and sought after Mere residential area near the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre and Oadby Village. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

Welcome to this stunning family home, situated on a highly desirable road in Wigston. This property offers a perfect blend of elegance, comfort, and modern conveniences, making it an ideal retreat for families seeking a peaceful yet vibrant community. As you approach, the porch provides a welcoming entry, leading into the spacious entrance hall that sets the tone for the beauty that awaits within. The lounge is a highlight of the home, featuring a bay window with a window seat that adds a touch of charm and sophistication. It's a beautifully finished space that's perfect for relaxation and entertainment. The dining room is equally impressive, with French doors that open onto the garden, flooding the room with natural light and providing a seamless transition between indoor and outdoor living. The kitchen is a modern and functional heart of the home, complete with a breakfast bar that's ideal for informal dining and family interactions. Adjacent to the kitchen, the utility room and downstairs WC add practicality and convenience to daily life. Upstairs, the landing leads to three comfortable bedrooms, with bedrooms one and two benefiting from fitted wardrobes that provide ample storage space. The bathroom is a luxurious retreat, featuring a freestanding bath and a separate shower cubicle, offering a spa-like experience in the comfort of your own home. Outside, the driveway provides convenient off-street parking, leading to the garage that offers additional storage. The garden is a true oasis, with a patio area that's perfect for al fresco dining and a bar that adds a touch of sophistication to outdoor entertaining.

